

# **BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE**

Tuesday, June 2, 2015 5:15 PM  
City Council Chambers

## **MINUTES**

Committee Members Present: Chair Baldacci, Councilor Civiello, Councilor Durgin, Councilor Nealley, Councilor Faircloth, and Councilor Plourde

City Staff Present: Tanya Emery, Steve Bolduc, Jeremy Martin, Tyler Collins, Paul Nicklas, Cathy Conlow

Chair Baldacci called the meeting to order at 5:15 p.m.

### **1. Pine Tree Inn Redevelopment**

Steve Bolduc, Economic Development Officer, discussed the highlights of the Developer's Agreement between the City and John Karnes for redevelopment of the Pine Tree Inn. Mr. Bolduc indicated that the agreement included a \$10,000 purchase price, \$900,000 in reinvestment, and for review of the site plan and building improvements by the Business and Economic Development Committee. The City will agree to fund improvements to Cleveland Street, and repaving portions of Cleveland Street and Venture Way by using CDBG Funds (which is an eligible activity). Staff recommended approval.

Councilor Nealley moved Staff recommendation and that it be forwarded to the full Council for consideration. Councilor Graham seconded the motion. No one doubted the motion and, therefore, it passed.

### **2. Dangerous Building – 44 Patten**

Paul Nicklas, Assistant City Solicitor, explained that 44 Patten Street burned in a fire in July of 2013. Because it is a dangerous building, Staff wishes to use the State's process in order to demolish it. Mr. Nicklas discussed the State's dangerous building process for demolishing dangerous buildings. Staff recommended that the Committee recommend to the full Council an Order declaring the structure at 44 Patten Street to be a dangerous building and authorizing its demolition.

Committee Members had questions as to whether or not there were matured liens on the property, if the property owner(s) had been given notice, and if the owner(s) owned other properties in the City. Code Enforcement Officer Jeremy Martin indicated that they did not own other property. Mr. Nicklas indicated that the building was condemned and placarded and in September 2014 the owner(s)

and all others with an interest in the property (including several lenders) were given 120 days to rehabilitate or demolish it. No attempts were made to do so.

Councilor Graham moved Staff recommendation. Councilor Plourde seconded the motion. The motion was not doubted and passed unanimously.

**3. Executive Session – Economic Development – Disposition of Property – 1 M.R.S.A. § 405(6)(C)**

At 5:30 p.m. Councilor Plourde moved to enter Executive Session under 1 M.R.S.A. § 405(6)(C). Councilor Graham seconded the motion, which passed unanimously.

Councilor Faircloth moved to exit Execution Session.

**4. Committee Action on Above Item**

Councilor Graham moved Staff recommendation. Councilor Faircloth seconded the motion which passed as it was not doubted.

The meeting was adjourned at 5:42 p.m.